GRAPPENHALL AND THELWALL PARISH COUNCIL
Council Office, Community Centre, Bellhouse Lane, Grappenhall, Warrington WA4 2SG
Colette Fellows, Clerk to the Council/RFO
Tel 01925 264918 (Monday to Thursday 2.00 - 4.30 pm)
clerk@gtpc.org.uk

12th December 2024

Dear Councillor

Members of the Council you are hereby summoned to attend the Full Council meeting of GRAPPENHALL AND THELWALL COUNCIL on Thursday 19th December 2024 at 7.00 pm at the Council Office, Bellhouse Lane, Grappenhall WA4 2SG for the purpose of transacting the following business:

Yours sincerely

Colette Fellows

Clerk to the Council/RFO

A G E N D A

155. Apologies for Absence
To consider apologies and reasons for absence. For resolution.

156. Dispensation Requests
To consider any dispensation requests from members.

157. Disclosures of Pecuniary and Personal Interests
Members are reminded that personal interests or prejudicial interests, as defined in the Code of Conduct, in any matter before the meeting, must be disclosed no later than the start of discussion on that item.

158. Minutes
To approve as a correct record the minutes of the Parish Council Meeting on the 21st November 2024. To receive the minutes of the Estates Committee minutes held on the 11th November 2024, The Climate Committee 26th November, the Planning Committee held on the 5th December 2024, and the Extraordinary Planning Meeting 16th December 2024.

159. Correspondence
159.1 Ref 2024/133 no minutes have been received from Livewire after the AGM in November. The action from the last meeting (Cllr Davies to prepare a proposal for consideration) will now be moved until after the minutes are received.

159.2 The precept calculation for 2025/26 from WBC is as follows:

- The tax base has increased from 4,024 to 4,071 households.
- The band D charge for 2024/25 was £68.93 per household, totalling £280,600.

The Resources Committee will make recommendations to Council in January 2024. The Clerk has requested a week's grace to confirm requirements with WBC.

152.3 Lymm Parish Council has revisited the SWP costings and confirmed that we are owed a refund of £671.25. there was a £1,000 contribution from Stockton Heath Parish that had been omitted.

160. Information for Noting

a) The SLCC membership has now been renewed.
b) The pay awards have been checked and verified by Cllr Hockenhull and Cllr Browne
c) The Diamond Park caretaker is still on sick leave. The Clerk will make a welfare visit in the coming weeks. Currently covered by a temporary caretaker with additional costs.
d) The £600 from Livewire has been received and banked.
f) Cllr Dolan and Davies attended the ChALC AGM in November.
g) Councillor Contact information will be emailed separately to members.

161. Update on actions from previous meetings

Agenda Item	Action Point	Lead	Status	Update
2024/118	New Village Signage	BD	Ongoing	The Ass Clerk has contacted WBC to complete the work. A date for completion has not yet been shared.
2024/142	New IT equipment for the Parish Council offices	CF	Ongoing	This has been purchased and is partially installed. The installation will be complete over the Christmas period.
2024/134	Heating PC Offices	CF	Ongoing	A new/second-hand boiler is to be installed as a temporary measure until other sources of heating are explored and presented to council.

162. PCSO Crime Report

An updated crime report will be emailed to all members before the meeting.

163. Expenditure to date

The Clerk will present the expenditure to date. (see attached)

164. Accounts for Payment

A schedule of Accounts for Payment to be tabled. (see attached).

165. Requests for Funding

165.1A request for funding has been received from Warrington Open Door at Christmas (WODAC) see attached. Members contributed £400 in 2023. For discussion and resolution.

165.2 A funding request has been received from GYCA for the repairs of the outside wall, they are requesting 80% of the costs, which is around £2,500 (see attached). Accounts have been provided.

An up-to-date donation sheet will be emailed to members.

166. The Parish Vehicle

The lease is due to expire on the 20th of December 2024, would members like to extend for a further 12 months until a more ecologically friendly option is available and operational from the car park? For discussion and resolution. The current cost is £357.31+vat.

167. GYCA

Cllr Worsley will provide an update to members.

168. Parish Council Office Heat Source System

Cllr Davies has provided a summary and cost breakdown to install a Heat Source System at the Parish Council Offices (information and summary attached). For discussion and resolution.

169. Parks and Open Spaces Committee

The POS committee is recommending the following:
169.1 - Bulb Planting - The Assistant Clerk has obtained indicative costings for bulb and wildflower combinations that are suitable for planting until end November/beginning December. The costs range from £15-£60 per sq. m + vat depending upon the number of bulbs per sq. m. For discussion and resolution to accept.
169.2 - Elizabeth Park, Parry Drive entrance. The Assistant Clerk has contacted WBC for indicative costs for surfacing the entrance to the park. WBC has provided costs for alternative surfaces at the entrance to Elizabeth Park. POS Committee **is recommending** members of the Council accept the cost of £2750 + vat to surface the entrance with a Hoppath surface. For discussion and resolution to accept.

170. Warrington Borough Council

Cllrs Browne, Hignett, Johnson, and Speed will update members on Warrington Borough Council matters.

171. Neighbourhood Plan Working Group Update

Consultants ONH presented the draft Character and Design study to the meeting of the Neighbourhood Plan Steering Group on 10 December. The study was also presented to Warrington Borough Council and Homes England. A final report is expected in early January 2025.

The draft housing needs assessment being undertaken by Consultants AECOM is expected in January 2025. A residents' survey to provide more subjective information on housing needs was undertaken by the Steering Group at the end November. A total of 680 responses (17%) were received. Members of the Steering Group are now analysing the responses and AECOM have agreed to incorporate the results into their report.

172. SEWUE (South East Warrington Urban Extension)

Cllrs Browne and Speed would like members to consider formally becoming members of the SEWUE Working Group (information attached). For discussion and resolution.

173. Consideration of Planning Applications

To consider the following applications which require an immediate decision.

2024/01127 – Land to side of 55 Dunmow Road. Erection of a self build detached dwelling with car parking and amenity.

2024/01549 – 22 Weaste Lane. Proposed single storey side extension.

2024/01550 – 22 Weaste Lane. Single-storey side and rear extensions to replace existing rear extension.

2024/01536 – 9 Benvarden Gardens – garden room.

Agenda 165.1

WODAC

Warrington Open Doors At Christmas

Hi Colette,

Hope all is well with Grappenhall & Thelwall Parish Council.

It's getting to the time of year again where I need to go cap in hand to raise funds for WODAC to help the project run.

I'm hoping that you will be able to help use again. application for funding. Not much has changed since last year.

Would you like one of our committee members to come and give a talk at the next parish council meeting?

I'm very happy to arrange that.

WODAC has been running for 33 years and we have seen numbers of guests increase. This year we estimate it will be the most guests that we have ever had due to the cost of living crisis.

Any donation that you give to this project will make such a difference to our guests from all areas of Warrington including Grappenhall, Thelwall, Appleton, Walton, Stockton Heath, etc.

Accounts attached
Bank statements attached
Newsletter for Dec 2024 attached.

Kind Regards

Louise

Agenda 165.2

Grant Application to Grappenhall and Thelwall Parish Council

the Grappenhall Youth & Community Association
Bellhouse Lane
Grappenhall WA4 2SG

Telephone 01925 268633

Email johnleaver@gyca.uk

Dated 9th December 2024

Last summer the GYCA caretaker reported that the outside wall of the building was showing clear signs of both cracks and of bowing away from the perpendicular.

Repair works to the building brick frontage facing Bellhouse Lane / Childrens' play area

The GYCA commissioned a report on the problem from Lawrenson Associates and as a result of this report the play area was immediately closed and the situation flagged to the Parish Council.
Due to their location in the shared building, the offices of the Parish Council are also considered to be at risk in this matter
The Quotation that we intend to proceed with from Albert Gough Builders at a price of £3,160 before VAT. Albert Gough , a company based locally in Lymm, provided the most competitive price and they demonstrated a clear understanding of the requirement of the task. Their price would be subject to further works not proving to be necessary once the outside skin of the building has been opened up, but this would be an issue with all builders and Gough are on the right side of cost increases.
In our last financial year to 31st March 2024 the GYCA spent considerable sums of both a revenue and also a capital nature on improvements to our facilities, this included
Capital expenditure. £15k on Improvements to the Audio-Visual presentation equipment in the Olde Barn and the Bellhouse which have much improved the experience of showing televised sport and also enabled the establishment of the Community Cinema. £3k on improved tables in the Bellhouse Bar.
A further £5k was spent last year on improved signage around the site and on additional patio furniture.
Contractors were approached and three quotations have been received to rectify the problem.
The Revenue expenditure last year included £7k spent of the redecoration of the Bellhouse Bar and of the Old Barn, £5k spenmt on damp proofing works in the Old Barn (for which we were grateful for the contribution received from the GTPC) £3k spent on a site asbestos survey and a further £3k spent on support of the systems and technology necessary to better support the operation of the business.
In the current year, a further £4k has been spent on new doors to the Olde Bar, and following the recent Electrical Survey we are commited to some electric remedial works costing in excess of £2k.
We are looking to commit to improvements in the ladies' washrooms of the Bellhouse bar area and also the washrooms and the entrance lobby of the Olde Barn. Externally we are looking to improve both the patio garden and the Play areas and finally we plan to add to our catering facilities.

The trading performance of the Bellhouse in the current year has been very positive with turnover exceeding both Prior Year figures and Budgeted expectations and the incomes of the GYCA, from rooms hires etc, are running on level with expectations. Since the year end our cash position has moved from £70k in hand down slightly to £68.5k at the end of November.

Whilst trading remains reassuring , the team are well aware of forward pressures such as increases in Employers NIC and Minimum Wage legislation, from rising utility costs and local competition.

The GYCA would therefore request that the Parish Council kindly consider granting the GYCA a grant towards the cost of this repair, to a building that we share , and would ask for a contribution of 80% towards our costs an amount of £2,500.

Thank you

John H Leaver
Company Secretary

Agenda 168

Grappenhall and Thelwall Parish Council

Provision of Air Source Heat Pump for Offices

As you are all aware the gas boiler has failed and the heating system needs to be replaced. There are undersized, inefficient radiators in the current system.

Cllr Davies was asked to investigate replacing the system with an Air Source Heat Pump. A summary of the progress so far is provided below.

The Council should decide whether it supports further work being undertaken so that a cost/benefit analysis can be provided to project the costs of this solution against the costs of a gas boiler over the expected lifespan of the equipment.

Summary

The PC should be eligible for the Boiler Upgrade Scheme – maximum contribution is £7,500 The BUS demands heating and hot water is provided.

Three quotes have been obtained from installers –

1. Green Squirrel – representative Alan Little. Proposal -
   - Baxi 11Kw pump
   - 100 litre hot water cylinder
   - new radiators
   - control system etc
   - full MCS registration
   - DNO application
   - £14,725 full price (detailed in quote), after the BUS grant that comes to £7,225 but a £500 'final design' charge could be applied. They are VAT registered, so it is not clear whether the totals above include VAT.
   - Positioning of the pump undecided but he was looking at the flat roof outside the meeting room window
   - Annual service £299. Maintenance with Diamond service £456 pa
   - AL was questioning planning permission (working with John Groves!)

2. Heating Services N/W - representative Andrew Wilson. Proposal -
   - Mitsubishi 8.5Kw pump
   - Includes 7 new radiators (increased size) with TRVs
   - 150 litre hot water cylinder (where current boiler is)
   - associated pipework,
   - control system etc
   - full MCS registration
   - DNO application.

- £17,619 + VAT full price. They are VAT registered. After the BUS grant that comes to £10,119. Positioning of the pump undecided but he was looking at the rear wall or flat roof outside the meeting room window. They are VAT registered.

3. Magna Renewables - representative John Howarth. Proposal
   - Mitshubishi Ecodan R32 6Kw pump
   - https://les.mitsubishielectric.co.uk/products/residential-heating/outdoor/ecodan-r32-ultra-quiet-puz-monobloc-air-source-heat-pump-2
   - 150 litre hot water cylinder placed in the ground floor store room
   - 5 new radiators with TRVs
   - control system etc
   - full MCS and Building Regulations registration
   - £12,908 full price (full breakdown in quote), after the BUS grant that comes to £5,408 They are VAT registered, so it is not clear whether the totals above include VAT.
   - Positioning of the pump on the side wall where the bins are, close to the store room.
   - Example running costs £838 pa (estimated 25% lower).
   - 7 year manufacturer's warranty
   - 2 year workmanship warranty.
   - Heat loss is 5.6Kw. Cut's carbon emissions by 75%.
   - Performance coefficient 3.82 (ie for each Kwh input, 3.82Kwk of heat is output).
   - All installers are employed.3 days work, booked up to end of Jan.

Unfortunately planning permission does not come under permitted development for the building which is classed as business premises. Despite making representations to WBC we have been told we must make a formal planning application, which will be undertaken if Council supports the principle of a heat pump installation. The cost of a planning application appears to be £578, on which the Parish Council receives a 50% discount ie £289.

I tried to contact six installers who are on the Boiler Upgrade Scheme. Indigo ECO Solutions and Dynamis Associates failed to respond to enquiries. Timesgroup charge £250 for the survey so I discounted them.

Agenda 172

You will be aware of the proposal to form a South Warrington Parishes SEWUE Working Group to liaise collectively with Homes England and Warrington Borough Council (WBC) as Homes England prepares the required Development Framework for the major housing and infrastructure development in South Warrington and to influence its development.

All South Warrington Parish Councils will have received briefings and draft Terms of Reference, however, for some South Warrington Parish Councils their meetings have yet to be held where they will consider and make a final decision. As we have been requested to meet as soon as possible, due to the timescales for the first draft of the Homes England Development Framework, the first meeting is planned for December. We realise it is a very busy time of year, therefore I am writing in advance of some of the decisions as to whether to take part or not, to ask if, once you have made a decision, if you could advise which of the mornings of December 18th or 20th would suit your nominees best please?

We would also ask you to note that we are planning to hold a workshop in January to share information on the Neighbourhood Plans that are in development and the Appleton Thorn NP and the Government's changes to planning legislation, as we believe that this information will help all Parishes gain a shared understanding of the priority issues that we need to collectively address. We hope to combine this event with a meeting the same day to meet with Homes England and WBC to begin our liaison regarding the Development Framework and will agree a date for this meeting at our meeting in December.

Thank you for your support to date and we look forward to hearing from you.

Dear Clerks

Please could you forward this email to your Chair if their email address is incorrect as it has proved difficult to obtain the email addresses of some Chairs?

Kind Regards

Helen Mark
Cllr Helen Speed Cllr Mark Browne
Representing Grappenhall and Thelwall and Appleton Parish Council & Grappenhall and Appleton Thorn Ward